









Zoning Item # 359, Zoning Advisory Committee Meeting of April 4, 1989

Location: NS Middle River Rd, 775' SE of centerline of Philadelphia Rd. District: 15

COMMENTS ARE AS FOLLOWS:

- [Signature]*  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

**Paul H. Reincke**  
Chief

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Dennis F. Rasmussen  
County Executive

Re: Property Owner: Nelson L. Sappington

Location: N side Middle River Road, 775' SE of centerline of Phila. Rd.

Item No.: 359

Zoning Agenda: April 4, 1989

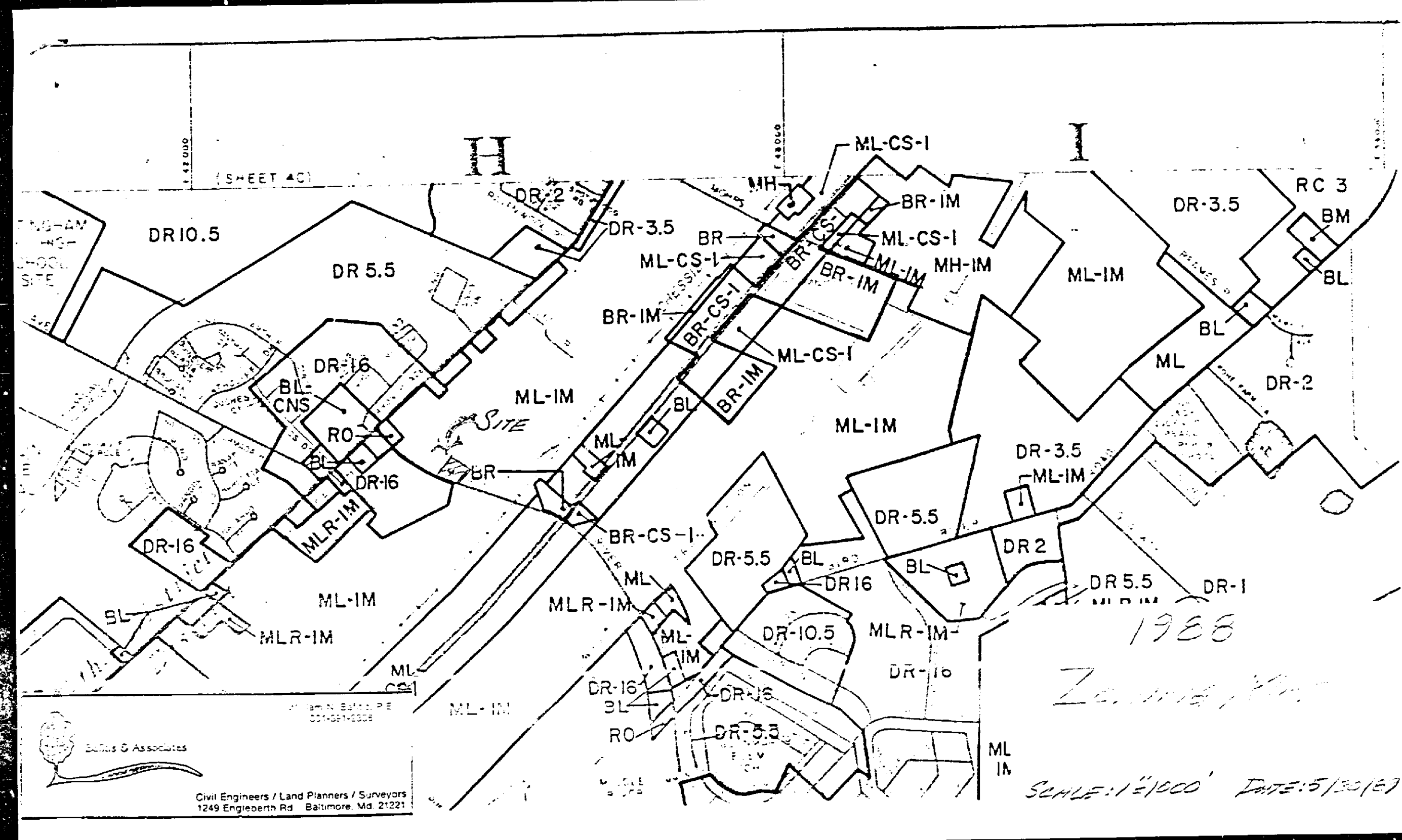
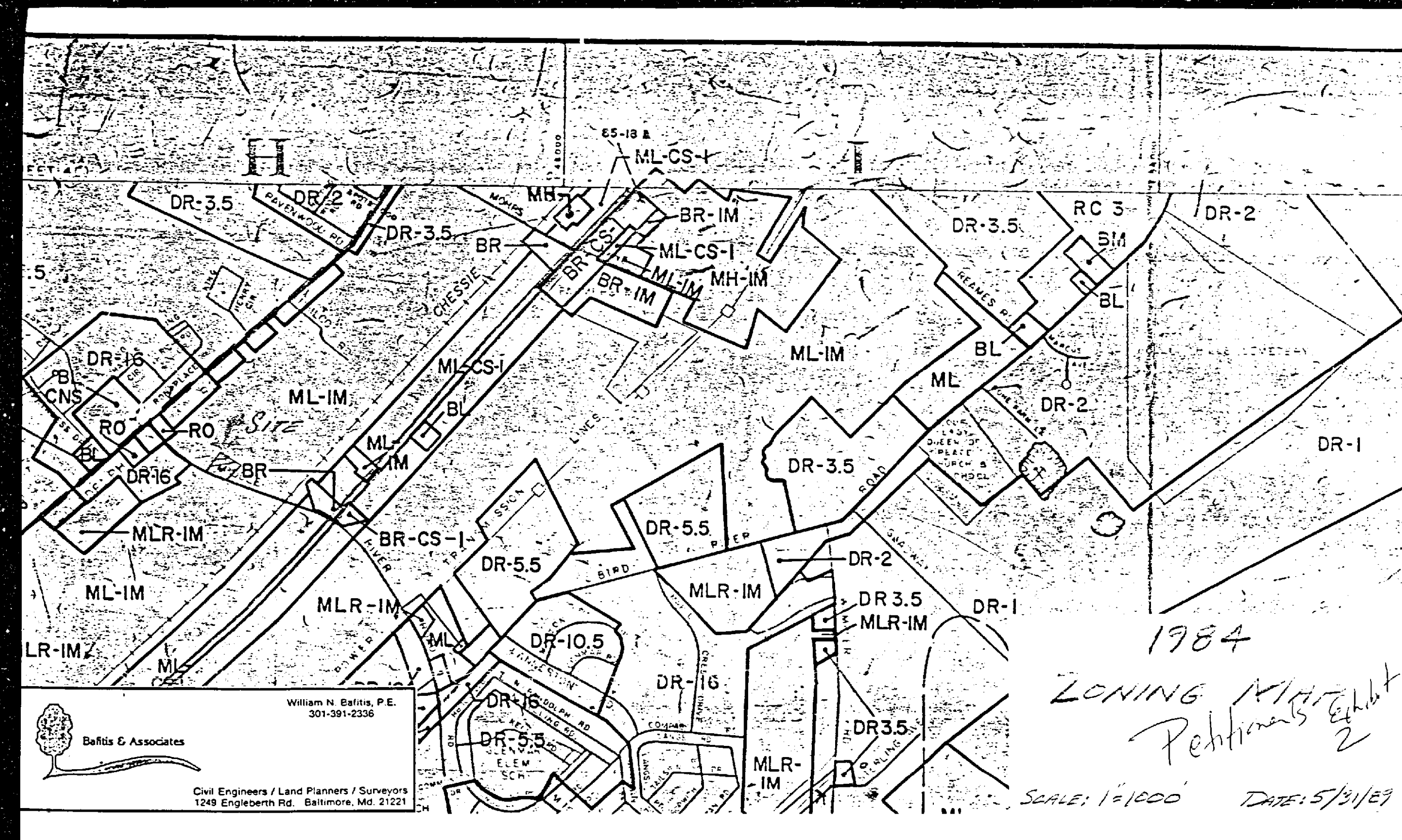
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
\_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( x ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt Joseph Kelly 3-31-89 Noted and Approved: Capt William F Brady  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

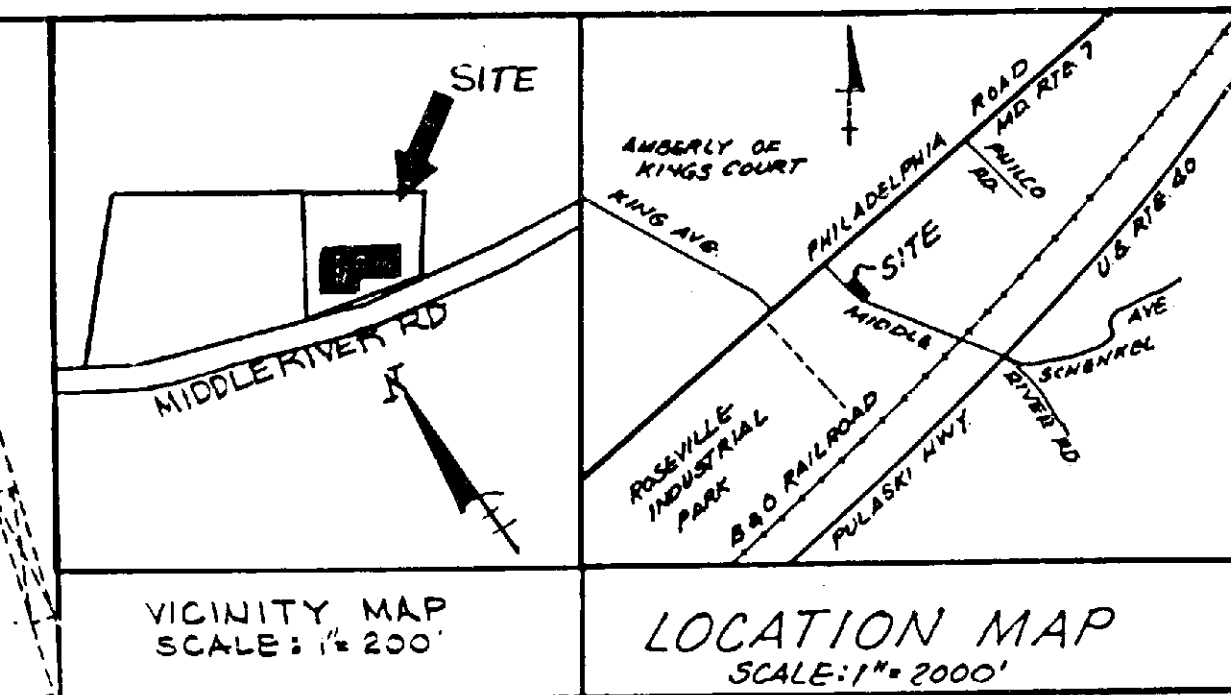
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NELSON L. SAPPINGTON, WILSON A. SAPPINGTON,  
WILMER R. SAPPINGTON, JAMES B. SAPPINGTON,  
MICHAEL C. SAPPINGTON, AND LAWRENCE B. SAPPINGTON  
0335/589

ML-1M



#### GENERAL NOTES:

- Owner: Nelson L. Sappington  
9607 Philadelphia Rd.  
Baltimore, Maryland 21237  
Phone #: (301) 687-4383
- Deed Reference: Liber 5269 Folio 222  
Tax Account #: 19-88-612719
- Area: Lot-1  
Gross Area = 1.26 S.F. Acres.  
Net Area = 1.13 Acres
- Existing Zoning: M.L.
- Existing Use: Vacant Lot
- Proposed Use: Machine Shop
- Consensus Tract: 4427
- Water: Shaded
- Subvershed: Shaded
- There Are No Historical Sites, Archeological Sites, Endangered Species Habitats, Wetlands or Hazardous Materials Within This Site.
- Parking Required:  
Shop: 1 Space/Employee/Largest Shift: 15 Employees = 15 Spaces  
Office: 3.3 Spaces/1984 S.F.; 1,250 S.F. = 3.3 Spaces Use 6  
Total Parking Spaces Required = 20 Parking Spaces
- Total Parking Spaces Provided = 22 Parking Spaces (Including 2 Handicapped)
- ALL PARKING SPACES SHALL BE STRIPED
- Open Space: None Required
- Floor Area Ratio:  
Required: 2.8  
Provided: 6,258 S.F. / (1.13 X 43,568) = 0.127
- No Existing Lighting On Site.  
Proposed Security Lighting On Building.
- A.D.T. 12.3/1000 X 6,258 S.F. = 77 A.D.T.
- All Radii Are 5' Unless Otherwise Noted.
- Boundary Information By Deed & Survey.
- Grading Is Shown Schematically Only.
- Existing Topography Was Field Survey June 2, 88.
- Valuer Of Meeting In Process W-88-246.
- Existing Trees Will Remain In Areas Not Required For Grading Or Construction.
- Trash Will Be Collected By Baltimore County.

*Petitioner's Exhibit 1*

#### VARIANCE APPLIED FOR

Pursuant to Section 243.1 of the Baltimore County Zoning Manual, to Allow a Front Yard Building Setback of Thirty Feet (30') in Lieu of the Required Seventy Five Feet (75').



William N. Baftis, P.E.  
301-391-2336

Civil Engineers / Land Planners / Surveyors  
1249 Englebert Rd. Baltimore, Md. 21221

**C.R.G. PLAN  
FOR  
POPLAR MACHINE CO.**  
PLAT TO ACCOMPANY  
VARIANCE PETITION  
ELECTION DISTRICT 15 COUNCILMANIC DISTRICT 6

NO. 1 SHEET 1 OF 1

REVISIONS

DATE

SCALE 1" = 30'

JOB ORDER NO. 87068

DATE DEC 20, 88

NO. 1 SHEET 1 OF 1

REVISIONS

DATE

NO. 1 SHEET 1 OF 1

REVISIONS

DATE

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REVISIONS

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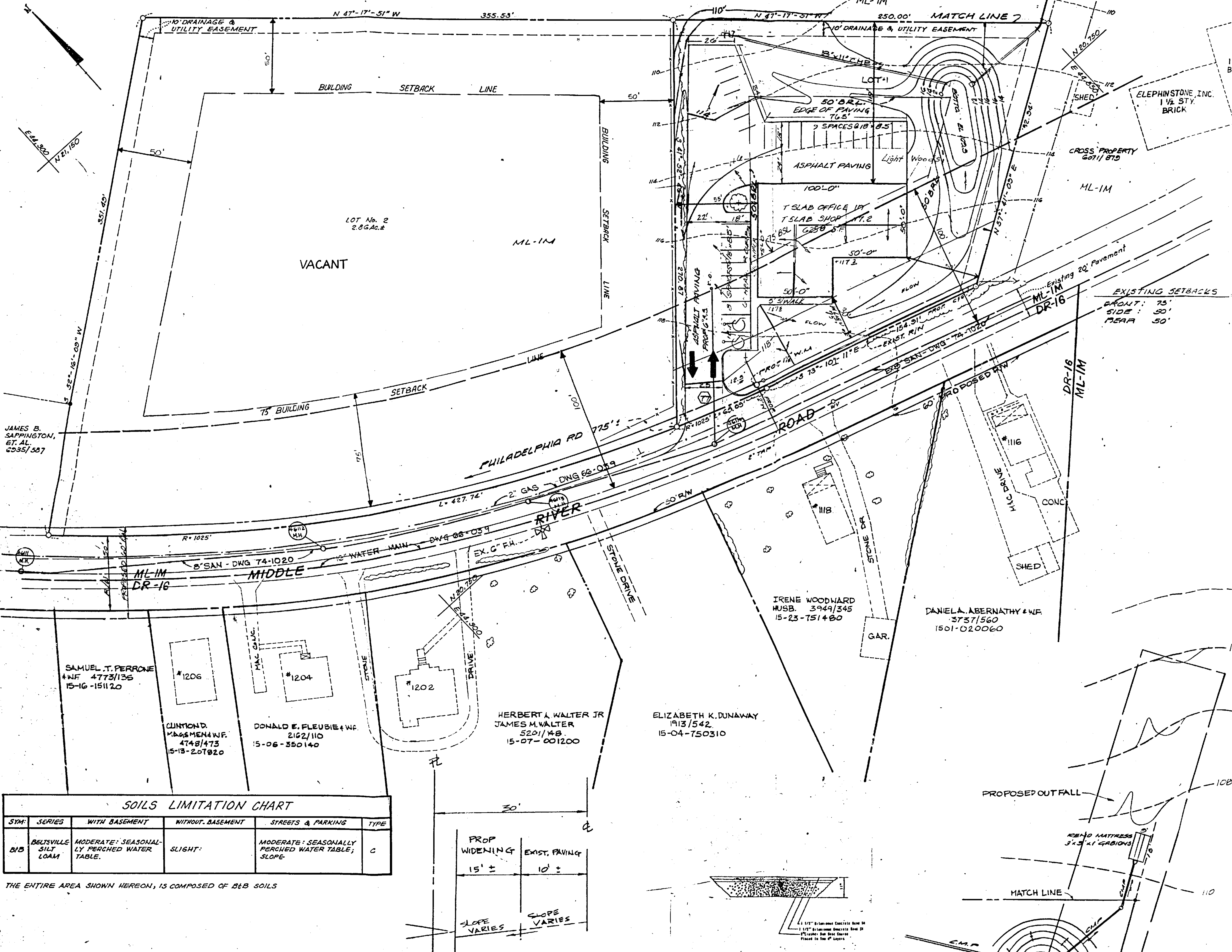
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NO. 1 SHEET 1 OF 1

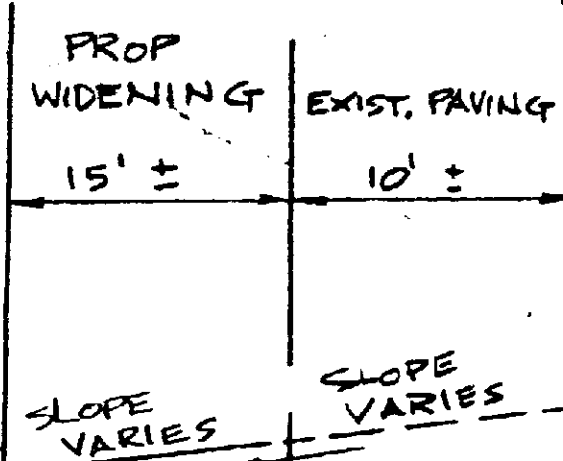
REVISIONS

DATE



SOILS LIMITATION CHART				
SYM.	SERIES	WITH BASEMENT	WITHOUT BASEMENT	STREETS & PARKING
B/B	BELTSVILLE SILT LOAM	MODERATE: SEASONALLY PERCHED WATER TABLE.	SLIGHT:	MODERATE: SEASONALLY PERCHED WATER TABLE; SLOPE
				TYPE C

THE ENTIRE AREA SHOWN HEREON, IS COMPOSED OF B/B SOILS



TYPICAL 11" SECTION  
FOR ROAD WIDENING & PRIVATE PARKING